

## Memorandum

To: Robert Rosas, Jr.  
Caltrans North Region Right of Way

Date: February 13, 2007

From: Rebecca Lester  
Dokken Engineering

Subject: Current Estimated Right of Way Costs

We have completed an estimate of the right of way costs for the above referenced project based on information we received from the county, the preliminary ISA, site visits, and your comments. All project alternatives stay within the existing SR 28 right of way corridor, with minor impacts at the intersections necessary for intersection improvements. All four build alternatives will have the same right of way requirements; therefore only one data sheet has been prepared. The majority of right of way impacts will be in Temporary Construction Easements (TCE's) in 5m strips along both sides of Hwy 28.

It is anticipated at this time that Right of Way acquisition will be taken care of by the County.

### State to County Relinquishment:

Upon completion of the proposed project the State will relinquish the excess portion of State right of way from the back of curb to the existing SR 28 right of way line. Placer County will accept this relinquishment and assume responsibility for maintenance of this area.

### Parking:

The project area has approximately 2,000 parking spaces, most of which is not formally striped. Table 1 outlines impacts to formal parking. The build alternatives will create 170 on street parking spaces on the adjoining local roads and will provide shoulder improvements to facilitate pedestrian access to those spaces and off street parking lots. The remainder of lost parking will be made up for in lots off adjacent local streets. See the parking exhibit in the draft project report for an outline off street parking lot options.

TABLE 1: PARKING CAPACITY IMPACTS						
		Alt. 1	Alt. 2	Alt. 3	Alt. 4	Alt. 5
Lost Parking	Private Commercial Spaces	0	-78	-78	-78	-78
	Hwy 28 On-Street	0	-124 <sup>i</sup>	-16	-124	-16
	<b>Total Lost</b>	<b>0</b>	<b>-202</b>	<b>-94</b>	<b>-202</b>	<b>-94</b>
Mitigated Parking	On Street – Adjacent Local Roads	0	+170	+170	+170	+170
	Lots – Adjacent Local Roads	0	+569	+569	+569	+569
	<b>Total Available for Mitigation</b>	<b>0</b>	<b>+739</b>	<b>+739</b>	<b>+739</b>	<b>+739</b>

<sup>i</sup> Parking Lost only during the Summer Season

### State to State Right of Way Transfers:

The project abuts the Kings Beach State Recreational Area. Minor TCE and Fee takes will occur at the park entrances for sidewalk improvements. However due to the relatively insignificant costs associate with state to state transfers these parcels have been omitted from the attached data sheet and supporting documents. The table below summarizes the impacts to state park property. All of the parcels identified in the table 2 are contained within the Kings Beach State Recreation Area, and front SR 28. The temporary construction easement numbers represent a consistent 5m offset from SR 28, no transfer will take place with TCE only impacts.

<b>TABLE 2: STATE TO STATE RIGHT OF WAY IMPACTS</b>			
<b>APN</b>	<b>Area (m<sup>2</sup>)</b>		
	<b>TCE</b>	<b>Fee</b>	<b>Total</b>
090-080-017	198.3	0	198.3
090-080-044	154.7	0	154.7
090-080-005	47.5	0	47.5
090-080-006	268.1	40.2	308.3
090-080-007	334.4	2.4	336.8
090-080-023	284.3	0	284.3
090-135-030	66.0	0	66.0
090-135-031	73.8	0	73.8
090-135-032	34.4	0	34.4
090-135-033	72.9	0	72.9
090-135-034	71.9	0	71.9
090-135-042	37.8	0	37.8
090-135-035	75.1	0	75.1
090-135-036	71.9	0	71.9
090-135-037	248.5	7.7	256.2
090-134-001	261.4	1.9	263.3
<b>Total</b>	<b>2301.0</b>	<b>52.2</b>	<b>2353.2</b>

**Assumptions:** Right of way costs were assumed to be \$1 million/acre for fee takes and \$100k/acre for TCE's.

Attachments: Right of Way Data Sheet  
 Right of Way Estimate Worksheet  
 Utility Information Sheet  
 Right of Way Plan View Project Exhibit

***Kings Beach Commercial Core Improvement Project***

**RIGHT OF WAY DATA SHEET**

**SUBJECT: Right of Way Data – Alternatives 2, 3, 4, & 5**

All right of way takes are sliver takes with the largest being 83.8 m<sup>2</sup>. Permanent right of way takes for these three alternatives total 0.07 acres, with temporary construction easements totaling 3.21 acres. Five businesses will need sign relocations, and one business will need a modified awning. 97 commercial, 19 residential, 5 industrial, and 2 County owned properties will be affected. All permanent takes are from commercial properties, none of which change the value of the property.

**1. Right of Way Cost Estimate:**

	Current Value (Future use)	Escalation Rate <sup>i</sup>	Escalated Value
A. Acquisition, including Excess			
Lands, Damages and Goodwill	\$394,944	10%	\$434,439
Off Core Improvements	\$283,000 <sup>ii</sup>	10%	\$311,300
B. Utility Relocation (Agency Share)	\$0	10%	\$0
C. Relocation Assistance	\$0	10%	\$0
D. Clearance / Demolition	\$0	10%	\$0
E. Title and Escrow Fees	\$186,000	10%	\$204,600
F. Total Current Value	\$580,944		
G. Total Escalated Value			\$950,339
H. Construction Contract Work	\$174,000 <sup>iii</sup>		

**2. Anticipated Date of Right of Way Certification: 2008**

**3. Parcel Data:**

Type	Dual /Appr.	Utilities	RR Involvements
X		U4-1 6	None X
A 107 <sup>iv</sup>		-2 0	C&M Agrmt
B 16 <sup>v</sup>		-3 0	Svc Contract
C		-4 0	Lic/RE/Clause
D		U5-7 5	
E XXXX		-8 0	<b>Misc. R/W Work</b>
F XXXX		-9 1	RAP Displ 0
			Clear/Demo 0
			Const Permits 0
			Condemnation 0
Total 123			

**Areas: Right of Way 3.28 acres<sup>vi</sup> No. Excess Parcels 0 Excess 0**

**Enter PMCS Screens NA by NA**  
**Enter AGRE Screens NA (Railroad data only) by NA**

<sup>i</sup> Escalation rate 3.3% for 3 years

<sup>ii</sup> Off core improvements = Right of way costs for 41 parking stalls

<sup>iii</sup> Relocation of 7 signs & 13 minor driveway reconstructions

<sup>iv</sup> 124 parcels will require sliver temporary construction easements only

<sup>v</sup> 15 parcels will require permanent sliver takes ranging from 8m<sup>2</sup> to 83.8m<sup>2</sup>

<sup>vi</sup> 0.07 acres for permanent takes and 3.21 acres for temporary construction easements

***Kings Beach Commercial Core Improvement Project***

**4. Are there any items of construction contract work?**

Yes. 7 businesses will need sign relocations, and one business will need modifications to an awning. Short retaining walls (less than 4') will be necessary along a portion of the project. The retaining walls will make driveway modifications necessary for 13 driveway. The CCW for these 13 driveways is supplemental to the amount included in the project cost estimate for driveway conforms due to the extra level of difficulty for these locations.

**5. Provide a general description of the right of way and excess lands required (zoning, use major improvements, critical or sensitive parcels, etc.)**

The right of way corridor for this project will not change, however intersection improvements necessitate small sliver takes. This corridor is a commercial and recreational center for Kings Beach. All build alternatives will provide pedestrian and bicycle facilities where none currently exist. There are several historical significant structures in the project area that will not be modified as a result of this project.

**6. Is there an effect on assessed valuation?**

No. Assessed valuation will not be effected.

**7. Are utility facilities or rights of way affected? (If yes, attach Utility Information Sheet Exhibit ).**

Yes. A major component of this project is \$2 million in storm drain improvements which will be paid for by the project. Storm drain improvements will primarily upsize existing storm drain paths.

New sidewalks will require existing utilities to adjust to grade. The project will not change the profile of the roadway so no underground conflicts are anticipated, and the right of way width of the roadway corridor will remain unchanged with the exception of intersection upgrades. One of these intersection upgrades will require a hydrant relocation.

**8. Are Railroad facilities or rights of way affected? (If yes, attach Railroad Information Sheet Exhibit 01-01-06)**

No.

**9. Were any previously unidentified sites with hazardous waste and/or material found? (If yes, attach memorandum per Procedural handbook Volume 1, Section 101.011)**

No previously unidentified sites with hazardous waste and/or material were found, however there are six sites with in the project area that were previously identified, and are in various states of remediation. The six sites are shown on the accompanying right of way exhibit. A Phase II Environmental Site Assessment dated October 2006 was performed to determine the extent and level of contamination in the existing right of way. The findings of the Phase II was that the soil is considered non-hazardous and can be disposed of at any Class II landfill licensed to accept petroleum-containing soils.

Three of these sites will require permanent sliver takes (in the form of highway easements) for new sidewalks. Five of the parcels will require temporary construction easements for adjacent work. And one parcel will require no right of way, however may be affected by new drainage work. The maximum depth of disturbance is anticipated to be approximately 3 ft (0.9 m) deep, and would occur only in the front of the parcel as required to install new sidewalks and drainage facilities.

***Kings Beach Commercial Core Improvement Project***

10. Are RAP displacements required? (If yes, provide the following information). No

No. of single family	0	No. of business/nonprofit	0
No. of multi-family	0	No. of farms	0

**Based on Draft/final Relocation Impact Statement/Study dated - Sufficient replacement housing is available without Last Resort Housing.**

11. Are there material borrow and /or disposal sites required? (If yes, explain) No

12. Are there potential relinquishments and/or abandonments? (If yes, explain)

State Yes. Upon completion of the proposed project the State will Relinquish the excess portion of right of way from the back of curb to the existing Hwy 28 right of way line. Placer County will accept this relinquishment and assume responsibility for maintenance of this area.

13. Are there any existing and or potential Airspace sites? (If yes, explain) No

14. Indicate the anticipated Right of Way schedule and lead time requirements.

No less than 24 months right of way lead time should be allocated for this project.

15. Is it anticipated that all Right of Work will be performed by CALTRANS staff?

It is anticipated that CALTRANS staff will only provide project oversight and assistance. The right of way work will be performed by the County.

**I personally prepared this Right of Way Data Sheet and supporting information. I certify that the probable Highest and Best Use, estimated values, escalation rates, and assumptions are reasonable and proper subject to the accuracy of the data provided, normal limiting conditions and that this Data Sheet is complete and current.**

**The above data has been prepared for the sole purpose of making a comparative market analysis and should not be considered to be an appraisal. In making any decision that relies upon the above data, it should be remembered that the guidelines for development of an appraisal or analysis as contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation have not been followed.**

By: R. Lester

Date: February 13, 2007

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION  
**ESTIMATE WORKSHEET**

PREPARED BY: Rebecca Lester  
 Dokken Engineering

DISTRICT	COUNTY	ROUTE	P.M./ K.P.
03	PLA	28	KP 14.8/16.5(PM 9.2/10.3)
ALTERNATIVE: 2, 3, 4 & 5			EA: 03198-0C930K
DATE: February 13, 2007			PAGE: of 5

TYPE	PARCEL	P.M./ K.P.	ESTIMATED COST		RAP COST	CLEAR/ DEMO COST	# OF RAP DISPL.	# CLEAR/ DEMO	# CONST. PERMITS	CCW COST	ESCROW COST	NAME - OTHER INFO	R/W AREA (M <sup>2</sup> )		EXC. AREA
			TCE (	FEE TAKE									TCE	FEE TAKE	
Com	117-180-009		\$4,028	\$19,027							\$1,500	Golf Course	163	77	
Com	117-180-007		\$2,446	\$4,942							\$1,500	Stone's Country Tire & Automotive	99	20	
H. Industrial	117-180-006		\$1,853	\$0						\$2,000	\$1,500	Stone's Country Tire & Automotive	75	0	
Vac Com	117-180-005		\$12,133	\$4,003							\$1,500	Placer County Parcel	491	16.2	
Com	090-071-026		\$1,606	\$988							\$1,500	Commercial Store	65	4	
Com	090-071-025		\$939	\$0							\$1,500	Commercial Store	38	0	
Com	090-071-023		\$4,201	\$0							\$1,500	LCU/ Little Bear Cottages	170	0	
Com	090-071-022		\$420	\$0							\$1,500	LCU/ Little Bear Cottages	17	0	
Com	090-071-021		\$1,236	\$0							\$1,500	Caesar's Cottages	50	0	
Com	090-071-005		\$1,507	\$0							\$1,500	Big 7 Motel	61	0	
Com	090-071-019		\$1,137	\$0							\$1,500	Hiro Sushi/ Big 7 Motel	46	0	
Res	090-071-018		\$939	\$0							\$1,500	Residential Multi Family	38	0	
Com	090-071-017		\$2,693	\$0							\$1,500	Annie's Cottages	109	0	
Com	090-071-033		\$2,817	\$0							\$1,500	Snow Peak Lodge	114	0	
Com	090-071-030		\$4,942	\$0							\$1,500	Rite Aid	200	0	
Com	090-071-029		\$3,781	\$2,125							\$1,500	Dave's Ski Shop. Tahoe's Paddle & Oar	153	8.6	
Com	090-075-001		\$1,458	\$0						\$2,000	\$1,500	Mountain Real Estate	59	0	
Com	090-075-002		\$2,249	\$0							\$1,500	North Shore Flooring, Renu Carpet Care	91	0	
Com	090-075-025		\$3,830	\$0							\$1,500	Potter's Wheel, Cal Neva Appraisal	155	0	
Com	090-075-018		\$2,422	\$0							\$1,500	Las Panchitas	98	0	
Com	090-075-020		\$2,866	\$0							\$1,500	Mini Market with Gas	116	0	
Com	090-075-017		\$3,929	\$0							\$1,500	Shell station	159	0	
Com	090-075-014		\$791	\$0							\$1,500	Tahoe's crafts	32	0	
Com	090-075-010		\$1,063	\$0							\$1,500	As you wish	43	0	
Com	090-075-009		\$914	\$1,631							\$1,500	Felete Service & Supply	37	6.6	
Com	090-122-028		\$2,249	\$1,013							\$1,500		91	4.1	
Com	090-122-027		\$914	\$0							\$1,500		37	0	
Com	090-123-001		\$4,991	\$2,175							\$1,500	Jim's Downtown Café, Emil's Printing Place	202	8.8	
Com	090-123-024		\$2,842	\$0						\$2,000	\$1,500	Placer sierra bank	115	0	
Com	090-123-026		\$717	\$0							\$1,500	Taneva auto parts	29	0	
Com	090-123-027		\$247	\$0							\$1,500	Briemomg Asso. Real Estate. Taco Bell	10	0	
Com	090-123-015		\$371	\$0							\$1,500	Cruz control	15	0	
Com	090-123-016		\$642	\$0							\$1,500	Tahoe bike and ski	26	0	
Com	090-123-018		\$519	\$0							\$1,500	China express	21	0	
Vac Com	090-123-019		\$494	\$0							\$1,500	Vacant Commercial	20	0	
Vac	090-123-011		\$1,878	\$0							\$1,500	Vacant Commercial	76	0	
Com	090-123-006		\$1,087	\$0							\$1,500	Tradewinds Bar	44	0	
Com	090-123-010		\$1,112	\$0							\$1,500	Robin's nest	45	0	

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION  
**ESTIMATE WORKSHEET**

PREPARED BY: Rebecca Lester  
 Dokken Engineering

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			TCE (	FEE TAKE									TCE	FEE TAKE	
Lt. Industrial	090-123-009		\$1,038	\$0							\$1,500	Sweet peas	42	0	
Com	090-123-008		\$5,090	\$0							\$1,500	Jenkins' Building	206	0	
Com	090-123-023		\$20,584	\$20,707							\$1,500	7-Eleven	833	83.8	
Com	090-126-017		\$3,954	\$9,390							\$1,500	Vacant Commercial	160	38	
Com	090-133-018		\$4,571	\$0						\$2,000	\$1,500	Remax, Mission Hills Mort, Chiropractic	185	0	
Com	090-133-016		\$1,680	\$0							\$1,500	Joby's music	68	0	
Com	090-133-003		\$1,557	\$0							\$1,500	Mike's floor covering	63	0	
Com	090-133-005		\$2,619	\$0							\$1,500	North Tahoe Village	106	0	
Com	090-133-015		\$5,041	\$0							\$1,500	Kilam hand woven rugs	204	0	
Com	090-133-012		\$4,720	\$0							\$1,500	Boberd's lake Tahoe	191	0	
Com	090-133-011		\$1,878	\$0							\$1,500	Parking Lot	76	0	
Com	090-133-010		\$4,646	\$1,161						\$2,000	\$1,500	Kentucky Fried Chicken	188	4.7	
Com	090-192-001		\$1,137	\$2,693							\$1,500	Compadres	46	10.9	
Com	090-192-002		\$124	\$0						\$10,000	\$1,500	Brockway Theatre	5	0	
Res	090-192-003		\$1,878	\$0							\$1,500	Private Residence on Commercial Land	76	0	
Com	090-192-004		\$1,063	\$0							\$1,500	Taco's Jalisco/ Residence	43	0	
Res	090-192-037		\$1,878	\$0							\$1,500	Private residence/office on Commercial	76	0	
Res	090-192-038		\$618	\$0							\$1,500	Apartments	25	0	
Com	090-192-031		\$1,483	\$0							\$1,500	Show Place Home Furnishing	60	0	
Utility	090-192-021		\$1,705	\$0							\$1,500	Pacific Telephone and Telegraph	69	0	
Vac Com	090-192-030		\$2,842	\$0							\$1,500	Pacific Telephone and Telegraph	115	0	
Com	090-192-025		\$3,657	\$0							\$1,500	North Shore Lodge	148	0	
Vac Com	090-192-017		\$939	\$0							\$1,500	Vacant Commercial	38	0	
Com	090-192-057		\$4,769	\$0							\$1,500	King's Beach Car Wash	193	0	
Com	090-192-056		\$2,125	\$0							\$1,500	Peluso's Appiza	86	0	
Com	090-192-055		\$988	\$0							\$1,500	Parking Lot	40	0	
Com	090-192-041		\$4,596	\$395							\$1,500	Chevron Gas Station	186	1.6	
Com	090-370-005		\$2,347	\$0						\$2,000	\$1,500	Brockway Pines & Other Retail Stores	95	0	
Com	090-221-012		\$2,347	\$371							\$1,500	Brockway Pines & Other Retail Stores	95	1.5	
Com	090-221-018		\$2,261	\$0							\$1,500	Brockway Pines & Other Retail Stores	91.5	0	
Com	090-221-021		\$2,261	\$0							\$1,500	Brockway Pines & Other Retail Stores	91.5	0	
Com	090-221-016		\$2,051	\$0							\$1,500	Brockway Pines & Other Retail Stores	83	0	
Lt. Industrial	090-221-020		\$988	\$0							\$1,500	Garage	40	0	
Vac Com	090-221-014		\$1,952	\$0							\$1,500	Vacant Commercial	79	0	
Vac Com	090-221-013		\$1,927	\$0							\$1,500	Vacant Commercial	78	0	
Res	090-221-002		\$2,718	\$0							\$1,500	3 Single Family Residences	110	0	
Vac Com	090-221-001		\$1,458	\$0							\$1,500	Placer County Parcel	59	0	
Com	090-142-007		\$2,842	\$0							\$1,500	Launderette & Sierra TV	115	0	

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			TCE (	FEE TAKE									TCE	FEE TAKE	
Com	090-142-026		\$3,731	\$0							\$1,500	Ta-Tel Lodge	151	0	
Com	090-142-023		\$2,842	\$0							\$1,500	Stevenson's Holiday Inn	115	0	
Com	090-142-025		\$1,705	\$0							\$1,500	Char-Pit	69	0	
Com	090-142-024		\$1,878	\$0						\$2,000	\$1,500	Tahoe Thrift & Gift	76	0	
Com	090-142-002		\$2,595	\$0							\$1,500	Dr. Reed	105	0	
Com	090-142-001		\$1,408	\$0							\$1,500	North Lake Lodge	57	0	
Com	090-134-011		\$1,137	\$0							\$1,500	Brockway Bakery	46	0	
Com	090-134-029		\$5,609	\$0							\$1,500	Subway	227	0	
Com	090-134-043		\$2,768	\$0						\$10,000	\$1,500	Sierra Shirts & Shades	112	0	
Com	090-134-042		\$5,659	\$0						\$10,000	\$1,500	Log Cabin Café & Ice Cream	229	0	
Com	090-134-039		\$1,927	\$0							\$1,500	Log Cabin Café & Ice Cream	78	0	
Res	090-134-008		\$5,239	\$0						\$10,000	\$1,500	Private Residence	212	0	
Vac Com	090-134-007		\$2,212	\$0							\$1,500	Vacant Commercial	89.5	0	
Com	090-134-006		\$2,212	\$0							\$1,500	Dave's Ranch Style Hamburgers	89.5	0	
Res			\$1,853	\$0							\$1,500	Private Residence 8646 Lake/Hwy 28	75	0	
Lt. Industrial	090-134-005		\$1,483	\$0							\$1,500	Lakeside Gallery	60	0	
Com	090-134-024		\$3,731	\$0							\$1,500	Timeless Sculptures	151	0	
Com	090-134-002		\$1,927	\$0							\$1,500	Mr. Video	78	0	
Com	090-080-002		\$2,693	\$0							\$1,500	Jason's T-Shirts & Swim / Ski Outfitters	109	0	
Com	090-080-001		\$2,693	\$0							\$1,500	Jason's T-Shirts & Swim / Ski Outfitters	109	0	
State	090-080-0018		\$4,893	\$0							\$1,500	North Tahoe Community Conference Center	198	0	
Com	090-072-026		\$2,150	\$0							\$1,500	Sun-N-Sand	87	0	
Com	090-072-030		\$2,249	\$0							\$1,500	Steamer's	91	0	
Com	090-072-029		\$3,163	\$0						\$10,000	\$1,500	Java Hut	128	0	
Com	090-072-028		\$4,052	\$0						\$10,000	\$1,500	Falcon's Lodge	164	0	
Com	090-072-009		\$3,880	\$0						\$10,000	\$1,500	Crown Motel	157	0	
Com	090-072-027		\$4,176	\$0						\$10,000	\$1,500	Crown Motel	169	0	
Com	090-072-006		\$4,003	\$0						\$10,000	\$1,500	Gold Crest Motel	162	0	
Com	090-072-034		\$2,002	\$0						\$20,000	\$1,500	Crosswinds Café	81	0	
Vac Com	090-072-023		\$1,705	\$0						\$10,000	\$1,500	Vacant Commercial	69	0	
Com	090-072-004		\$1,853	\$0						\$10,000	\$1,500	Office General	75	0	
Com	090-072-003		\$2,669	\$0						\$10,000	\$1,500	Commercial	108	0	
Vac Com	090-072-018		\$964	\$0							\$1,500	Vacant Commercial	39	0	
Com	090-072-017		\$3,781	\$0						\$10,000	\$1,500	Office General	153	0	
Com	090-072-002		\$4,522	\$0						\$10,000	\$1,500	Motel California	183	0	
Res	090-072-001		\$1,779	\$1,631							\$1,500	Private Residential - Lanini	72	6.6	
Com	117-180-012		\$4,893	\$1,581							\$1,500	Beacon	198	6.4	
Vac Res	117-180-027		\$4,473	\$0							\$1,500	Vacant Residential	181	0	



STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION  
ESTIMATE WORKSHEET

PREPARED BY: Rebecca Lester  
Dokken Engineering

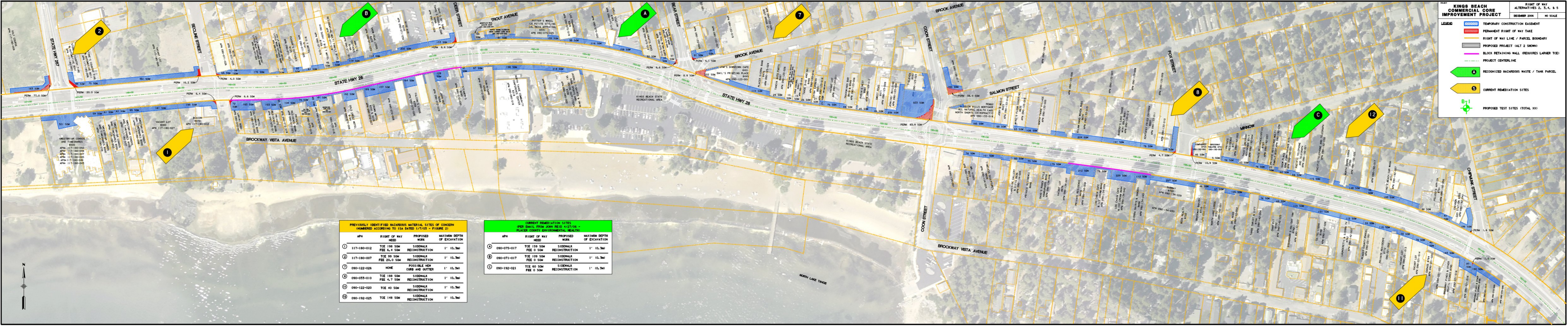
DISTRICT	COUNTY	ROUTE	P.M./ K.P.
03	PLA	28	KP 14.8/16.5(PM 9.2/10.3)
ALTERNATIVE: 2, 3, 4 & 5			EA: 03198-0C930K
DATE: February 13, 2007			PAGE: of 5

TYPE	PARCEL	P.M./ K.P.	ESTIMATED COST		RAP COST	CLEAR/ DEMO COST	# OF RAP DISPL.	# CLEAR/ DEMO	# CONST. PERMITS	CCW COST	ESCROW COST	NAME - OTHER INFO	R/W AREA (M <sup>2</sup> )		EXC AREA
			TCE (	FEE TAKE									TCE	FEE TAKE	
Res	117-180-038		\$1,606	\$0							\$1,500	Sweetbriar Condos & Timeshares	65	0	
Res	117-180-037		\$1,507	\$0							\$1,500	Sweetbriar Condos & Timeshares	61	0	
Res	117-180-033		\$1,507	\$0							\$1,500	Sweetbriar Condos & Timeshares	61	0	
Res	117-180-039		\$1,458	\$0							\$1,500	Sweetbriar Condos & Timeshares	59	0	
Res	117-180-050		\$1,322	\$0							\$1,500	Sweetbriar Condos & Timeshares	53.5	0	
Res	117-180-048		\$1,322	\$0							\$1,500	Sweetbriar Condos & Timeshares	53.5	0	
Res	117-180-047		\$1,322	\$0							\$1,500	Sweetbriar Condos & Timeshares	53.5	0	
Res	117-180-045		\$1,322	\$0							\$1,500	Sweetbriar Condos & Timeshares	53.5	0	
Res	117-180-044		\$1,322	\$0							\$1,500	Sweetbriar Condos & Timeshares	53.5	0	
Res	117-180-043		\$1,322	\$0							\$1,500	Sweetbriar Condos & Timeshares	53.5	0	
GRAND TOTAL FROM ALL PAGES			\$321,110	\$73,834	\$0	\$0	0	0	0	\$174,000	\$186,000	M <sup>2</sup>	12,995	299	
			\$394,944									ACRE	3.21	0.07	
												3.3			

### PROJECT PERMIT FEES

PROJECT PERMIT FEES			ESTIMATED COST		TYPE OF PERMIT	DATE TO EXPEND
		TOTAL				
	GRAND TOTAL FROM ALL PAGES					





PROJECT

**KINGS BEACH  
COMMERCIAL CORE  
IMPROVEMENT PROJECT**

RIGHT OF WAY  
ALTERNATIVES 2, 3, 4, & 5

DECEMBER 2006

NO SCALE

LEGEND

TEMPORARY CONSTRUCTION EASEMENT

PERMANENT RIGHT OF WAY TAKE

RIGHT OF WAY LINE / PARCEL BOUNDARY

PROPOSED PROJECT (ALT 2 SHOWN)

BLOCK RETAINING WALL (REQUIRES LARGER TCE)

PROJECT CENTERLINE

A

RECOGNIZED HAZARDOUS WASTE / TANK PARCEL

5

CURRENT REMEDIATION SITES

BT

PROPOSED TEST SITES (TOTAL XX)

PREVIOUSLY IDENTIFIED HAZARDOUS MATERIAL SITES OF CONCERN (NUMBERED ACCORDING TO ISA DATED 1/7/03 - FIGURE 2)				
APN	RIGHT OF WAY NEED	PROPOSED WORK	MAXIMUM DEPTH OF EXCAVATION	
① 117-180-012	TCE 198 SOM FEE 6.4 SOM	SIDEWALK RECONSTRUCTION	1' (0.3m)	
② 117-180-007	TCE 99 SOM FEE 20.0 SOM	SIDEWALK RECONSTRUCTION	1' (0.3m)	
⑦ 090-122-026	NONE	POSSIBLE NEW CURB AND GUTTER	1' (0.3m)	
⑧ 090-033-010	TCE 188 SOM FEE 4.7 SOM	SIDEWALK RECONSTRUCTION	1' (0.3m)	
⑪ 090-122-020	TCE 40 SOM	SIDEWALK RECONSTRUCTION	1' (0.3m)	
⑫ 090-192-025	TCE 148 SOM	SIDEWALK RECONSTRUCTION	1' (0.3m)	

CURRENT REMEDIATION SITES (PER DRAFT FROM APN REID 4/27/06 - PLACER COUNTY ENVIRONMENTAL HEALTH)				
APN	RIGHT OF WAY NEED	PROPOSED WORK	MAXIMUM DEPTH OF EXCAVATION	
A 090-075-017	TCE 159 SOM FEE 0 SOM	SIDEWALK RECONSTRUCTION	1' (0.3m)	
B 090-071-017	TCE 109 SOM FEE 0 SOM	SIDEWALK RECONSTRUCTION	1' (0.3m)	
C 090-192-021	TCE 60 SOM FEE 0 SOM	SIDEWALK RECONSTRUCTION	1' (0.3m)	